

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

March 3, 2014

Call to Order The meeting was called to order by Mr. Mader, Chair, at 7:03 p.m. A quorum was present.

Approval of the Minutes Without objection, the minutes of the December 2, 2013 and December 16, 2013 Committee meetings were approved.

Agenda Items

Temp. Ord. A-13 An ordinance approving regulatory text amendments to Section 1112.04, Title 1, Part 11, titled "Design and Historic Review Board" and Section 1132.21 of Chapter 1132, Title 3, Part 11, title "H, Historic Overlay" of the Codified Ordinances of the City of Cuyahoga Falls (General Development Code), and declaring an emergency.

Proponent testimony was offered by Planning Director Fred Guerra. The Chair asked whether the Historic Preservation Tax Credit was available to homeowners living in historic residential properties. Mr. Guerra stated that tax abatement was available to residential properties located in the Cuyahoga River Community Reinvestment Area, and that further incentives could be created under the umbrella of Community Development programs.

The Chair recognized Mrs. Pyke, who asked whether a homeowner in a historic district would need approval of the Historic & Design Review (DHR) Board prior to making improvements to his/her home. Mr. Guerra acknowledged this would be the case, subject to the guidelines established by the City under which the DHR Board operates. Mrs. Pyke asked whether such approval would be necessary even if the homeowner's improvements comply with the guidelines. Mr. Guerra acknowledged this would be

the case. Mrs. Pyke asked whether the guidelines will require higher standards than that required of homeowners not located in historic districts. Mr. Guerra acknowledged this is correct. Mrs. Pyke asked if grant assistance under CDBG would be available to homeowners if a historic district is established in a low income area. Mr. Guerra stated that this could be discussed. Mrs. Pyke asked if the Housing Code will be more actively enforced in historic districts than in other areas of the City. Mr. Guerra stated that this is the City's goal. Mrs. Pyke stated that she does not want an extra burden placed on homeowners who do not have the financial means to meet the higher standards of the historic district. Ms. Lauren Burge, the City's consultant, stated that the City has the right to craft preservation guidelines for its historic district that meet the needs of the district. Strict adherence to state and federal historic preservation guidelines would be required only of those property owners seeking the historic preservation tax credit. Since this tax credit is available only to income producing properties, single family homeowners would, by definition, never be required to adhere to these standards. Mrs. Pyke asked if the historic preservation guidelines would apply to such details as paint color. Mr. Guerra stated that it depends on what guidelines are ultimately established. Mrs. Pyke asked if the guidelines will require Council approval. Mr. Guerra stated that they will.

The Chair recognized Mr. Weinhardt, who asked if a business or homeowner in a historic district who does not want to be in a historic can be removed from the district. Mr. Guerra stated that the Council would need to act on such a request.

The Chair recognized Mrs. Pyke, who asked why the historic preservation overlay district concept was not proposed earlier. Mr. Guerra stated that other projects had higher priorities.

There was no opponent testimony.

The Chair recognized a member of the public, John Petsche, 1000 Jean Ave., who suggested that the Council investigate what problems have occurred in previously established historic districts in other cities. Mr. Guerra stated that this could be done.

The Chair recognized a member of the public, Susan Howard, 531 Grant Ave., who asked if the "International Property Code" supercedes the City's right to regulate in this area. Mr. Guerra stated that historic districts have been in use in the U.S. and Ohio since the 1970's.

The Chair asked if a person residing in a historic district would need to obtain approval of the DHR Board for improvements if their particular home was not historic. Mr. Guerra stated that such improvements would need to comply with the historic preservation guidelines.


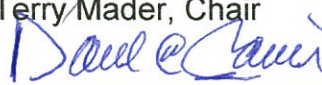
Motion by Mr. Weinhardt to release Temp. Ord. A-13 with a favorable recommendation. Seconded by Mr. Rubino. Motion adopted by acclamation.

Non-Agenda Items

None.

Adjournment

Without objection, Chairman Mader adjourned the meeting at 7:28 p.m.

  
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Terry Mader, Chair  
  
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Paul A. Janis, Clerk of Council